

### Compare the current Zoning Ordinance to the Proposed

These tables compare the *Table of Contents* in the Existing Zoning Ordinance with that in the Proposed Ordinance. The proposed ordinance significantly reorganizes the material in a more logical fashion for easier reference. This makes a side-by-side comparison of the two ordinances difficult. These summary tables are designed to help by providing a starting point for comparing the two documents.

Using Table 1, you can see where the subject of a particular section of the Existing Ordinance has been placed in the Proposed Ordinance. In Table 2, the Proposed Ordinance articles are listed in order and referenced to the Existing Ordinance. Complete understanding of all related provisions requires a closer review of the Proposed Ordinance.

**Table 1. Cross Reference of Articles in the Existing Zoning Ordinance to the Proposed Ordinance**

Existing Ordinance	Proposed Ordinance
<b>Article 1. Zoning Districts</b>	Article 3. Districts
<b>Article 2. Definitions</b>	Article 2. Definitions
Not in current Zoning Ordinance	Open Space District New district applied to publicly owned parks and other open space areas Article 4. Use Regulations Article 5. Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 3. Residential Districts – Table of Use Regulations</b>	Article 4. Use Regulations Residential uses are part of the table that also includes listings of all types of uses.
<b>Article 4. Residence A-1 District</b>	Article 4. Use Regulations Article 5. Dimensional and Intensity Regulations Article 7. Site Standards

Existing Ordinance	Proposed Ordinance
<b>Article 5. Residence A Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 6. Residence B Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 6-A. Residence B-1 Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 7. Residence C Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 8. Residence C-1 Residential Projects District</b>	This district is not included in the proposed draft.
<b>Article 9. Residence C-2 High Rise Apartment Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 10-A. Office A- Residence Office Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards

Existing Ordinance	Proposed Ordinance
<b>Article 10-B. Commercial P – Parking Lot Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 10-C. Commercial A – Neighborhood Commercial Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 10-D. Business A – General Business Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 11. Business B – Service Business Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 12. Business C – Central Business Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
Not in current Zoning Ordinance	Business D. Shopping Center District  New district proposed for large shopping malls  Article 4. Use Regulations Article 5. Dimensional and Intensity Regulations Article 7. Site Standards

Existing Ordinance	Proposed Ordinance
<b>Article 13. Industrial Park Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 14. Industrial A Districts</b>	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
Not in current Zoning Ordinance	Industrial Mixed Use District  New district to accommodate flexible development of older industrial properties Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards
<b>Article 14-A. Flood Plain District</b>	Article 8. Overlay Districts  Section 8.3
<b>Article 14-B. Connecticut Riverfront District</b>	District expanded to include entire Riverfront area Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards

Existing Ordinance	Proposed Ordinance
<b>Article 14-C. Site Development and Design Overlay Zone</b>	Article 8. Overlay Districts Section 8.1 Neighborhood Commercial Design Overlay
<b>Article 14-D. West Columbus Avenue Urban Renewal District</b>	Now an overlay area within the Riverfront District instead of a base district. Article 8. Overlay Districts Section 8.2 West Columbus Urban Renewal Overlay
Added as a temporary section to the Zoning Ordinance in 2007.	State Street Overlay District Article 8. Overlay Districts Section 8.3 State Street Overlay District
<b>Article 14-E. Wireless Telecommunications Facilities</b>	Article 6. Special Use Regulations Section 6.2
<b>Article 14-F. Adult Entertainment</b>	Article 6. Special Use Regulations Section 6.3
<b>Article 15. General Regulations</b>  Many miscellaneous provisions are included in this article. Drive-up windows require Special Permit from City Council, now covered in use Table in Article 4.	Article 4. Use Regulations Article 5 Dimensional and Intensity Regulations Article 7. Site Standards Article 10. Nonconforming Uses, Structures, and Lots
<b>Article 16. Cluster Development Regulations</b>	These regulations are not included in the proposed draft.
<b>Article 17. Off Street Parking and Loading</b>	Article 7. Site Regulations
<b>Article 18. Sign Regulations</b>	Article 9. Sign Regulations
<b>Article 19. Mobile Homes and Mobile Home Parks</b>	Article 4. Use Regulations Section 4.7.80

Existing Ordinance	Proposed Ordinance
<b>Article 20. Administration</b>	Article 1. Introduction Article 11. Administration
<b>Article 21. Legal</b>	Article 1. Introduction
<b>Article 22. Board of Appeals</b>	Article 11. Administration

**Table 2. Cross Reference of Articles in the Proposed Zoning Ordinance to the Existing Ordinance**

Proposed Ordinance	Existing Ordinance
<p><b>Article 1. Introduction</b></p> <p>The legal authority is included in this article, which also includes a “how to” section.</p>	<p>Article 20. Legal</p> <p>No “how to” section</p>
<p><b>Article 2. Definitions</b></p> <p>There are now over 200 Definitions, including many cross references. 8 illustrations and 1 diagram.</p> <p>Index lists locations of all defined terms.</p>	<p>Article 2. Definitions</p> <p>59 definitions and 2 illustrations</p> <p>53 definitions included within Adult Entertainment, Wireless Telecommunication and Sign Articles.</p>
<p><b>Article 3. Districts</b></p> <p>Includes a description of each district and its purpose.</p>	<p>Article 1. Zoning Districts</p> <p>The purpose of each district is listed within each article, not in one place.</p>
<p><b>Article 4. Use Regulations</b></p> <p>Introduces the Tiered Review system and a Use Table with all districts and level of review/permitted uses.</p> <p>Includes regulations related to Residential Uses, Home Based Business, Child Care, and special regulations for certain uses.</p>	<p>Article 3. Residential Districts – Table of Use Regulations.</p> <p>Articles 4 through 14-B include cumulative lists of allowed uses in each district which means that the user must review many different articles in order to see if a specific use is allowed in one district.</p> <p>Article 15. General Regulation. This is a catchall article which includes miscellaneous regulations without particular order or logic. For example, Mobile Home, Child Care, Swimming Pools, and Drive up window rules are all included in this article.</p>

Proposed Ordinance	Existing Ordinance
<b>Article 5. Dimensional and Intensity Regulations</b>  Includes 3 tables – residential, business and industrial districts. These include height, setback, and density rules.	Articles 4 through 14-B list the dimensional and intensity rules in each of these articles.
<b>Article 6. Special Use Regulations</b>  Campus Master Plan (new) Wireless Communications Facilities Adult Entertainment The wireless and adult entertainment rules are very similar to existing.	Campus Master Plan is not in the existing ordinance.  Article 14-E. Wireless Telecommunications Facilities  Article 14-F. Adult Entertainment
<b>Article 7. Site Regulations</b>  Off Street Parking Off Street Loading Access and Circulation (new) Fencing, Landscaping and Screening	Article 17. Off Street Parking and Loading. Many districts contain additional parking standards.  Article 15. General Regulations section has some access standards that apply to certain districts.  Fencing, Landscaping and Screening standards are contained in some districts, but not all.
<b>Article 8. Overlay Districts</b>  Neighborhood Commercial Design Overlay  West Columbus Urban Renewal District Overlay (this is changed from a District to an Overlay within the Riverfront District)  Floodplain District (no significant changes)	Article 14-C. Site Development and Overlay Zone  Article 14-D. West Columbus Avenue Urban Renewal District  Article 14-A. Floodplain District



Proposed Ordinance	Existing Ordinance
State Street Overlay District Smart Growth Overlay (reserved)	Adopted by City Council in 2007 as a temporary measure until Zoning Ordinance modernization was completed.
<b>Article 9. Sign Regulations</b>	Article 18. Sign Regulations
<b>Article 10. Nonconforming Uses, Structures and Lots</b>	Article 15. General Regulations
<b>Article 11. Administration</b>	Article 20. Administration Article 22. Board of Appeals
<b>Article 12. Special Permit and Site Plan Reviews</b>  Site Plan Review is new  Special Permit section expanded to account for different “Tiers” or levels of Special Permit	Article 20. Administration
<b>Article 13. Procedures for Amendments</b>	Article 20. Administration